



## Ashley E. Gault

### Counsel

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Ashley Gault is a dynamic corporate and real estate attorney who is keenly focused on clients' business objectives.

Ashley's practice concentrates on all aspects of commercial real estate transactions, including the acquisition and disposition of real property assets, debt and equity financing, land use planning, joint ventures, and the formation and operation of ownership entities. She has extensive experience negotiating purchase and sale agreements, ground leases, development agreements, leases, and financing documents for commercial, residential, and government projects.

Before joining Tucker Ellis, Ashley worked as a real estate attorney and lobbyist in Florida, where she focused on land use projects, hotels, resorts, and condominiums. In her Ohio real estate practice, she handles complex development projects and closes transactions for all classes of property. Ashley is licensed to practice law in Ohio and Florida.

Ashley lives in Bay Village, Ohio, with her husband Doug and their sons Austin and Luke. She is a diehard Cleveland sports enthusiast and an avid bicyclist on the Ohio & Erie Towpath Trail in the Cuyahoga Valley National Park.

### Education

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- Florida State University College of Law (J.D., 2012); Kauffman Securities Law Moot Court Competition, First Place (2012); Sandra Barr Endowed Memorial Scholarship (2011); Business Law Society, Vice President
- John Carroll University (B.S. in Finance, 2009); Pacelli Senior Finance Major Scholarship; Boland Scholarship; Phi Eta Sigma Honors Fraternity, Treasurer; Alpha Sigma Nu Honors Fraternity, Secretary

### **State Admissions**

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- Ohio, 2015
- Florida, 2012

### **Service Areas**

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- Mergers & Acquisitions
- Real Estate
- Corporate Governance
- Securities & Capital Markets
- Broker-Dealers
- Public Law
- Tax Services
- Health Care
- Hospitality
- Real Estate Finance
- Opportunity Zones
- Health & Life Sciences
- Corporate Law

## Experience

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- Advised Ohio's premier Level 1 medical marijuana cultivator and processor on the multimillion-dollar mortgage financing of its flagship production facility
- Represented a strategic purchaser in the acquisition, development, construction, and financing of a veteran outpatient clinic for \$14.6 million
- Guided client KeyBank Real Estate Capital on the documentation and closing of a \$60-million senior secured revolving credit facility; secured by mortgages on 11 separate veterinary offices and related facilities across nine different states, the facility includes an accordion feature permitting expansion of the revolver to a maximum credit facility of \$150 million
- Advised KeyBank Real Estate Capital on the documentation and closing of a \$95-million senior mortgage secured revolving credit facility, initially secured by five office properties located in Texas and including an accordion feature permitting expansion of the facility up to \$150 million
- Represented a pension fund on two multi-million dollar mixed-use development projects in San Francisco, California, involving taxable and tax-exempt bonds, low-income housing tax credits, total return swap, and a publicly offered taxable note issue
- Represented strategic buyer of office building in Washington, D.C., with a multi-million dollar price tag
- Represented numerous middle market businesses in purchasing and sale of businesses, including real estate
- Represented landlord in several new leases (gross and triple net) for commercial office space
- Represented one of the oldest metalworking fluids manufacturers in North America in the sale of the company to the global leader in the industry that operates in 33 countries around the world
- Represented a packaging company in the \$47-million sale of its assets, including real estate, to a top competitor
- Represented an Italian pasta distribution company in the \$5-million acquisition of its assets, including real estate
- Represented a cardiology practice in the \$15-million sale of its assets
- Obtained a multistate settlement for a developer in an employment matter
- Represented a public entity in acquisition of property
- Represented a municipality in land use planning matters

## Publications & Events

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### SPEAKING ENGAGEMENTS

- “Beware of the Boilerplate,” 41st Annual Real Estate Law Institute 2019, Cleveland Metropolitan Bar Association, Cleveland, Ohio (November 2019)
- “How Blockchain Could Transform the Real Estate Industry,” BOMA 2019 International Conference & Expo, Salt Lake City, Utah (June 2019)
- “Moving Forward: Has the #MeToo Movement Caused Unintended Backlash for Women in the Real Estate Industry?,” CREW Cleveland, Cleveland, Ohio (June 2019)
- “Introduction to Corporate Governance,” American Bar Association Corporate Governance Continuing Legal Education Seminar (July 2016)
- “Impacts of the Marketable Record Title Act Presentation,” Neighborhood Symposium & Community Expo, Council of Neighborhood Associations, Tallahassee, Florida (March 2013)

### PUBLICATIONS

- “[Ohio Adopts New Lien for Design Professionals and Surveyors](#),” Tucker Ellis Client Alert (October 2021)
- “[Legislature Targets Real Estate Tax Loophole](#),” Tucker Ellis Client Alert (January 2020)
- “[Personal View: Opportunity Exists in City’s Campus District](#),” *Crain’s Cleveland Business* (February 2019)
- “[National Security Concerns Can Block or Unwind Your Real Estate Deal](#),” *RE Journals* (October 2018)
- “[Land Use – A Zoning Primer](#),” Cleveland Metropolitan Bar Association Real Estate Section Newsletter (Fall 2017)
- “Removing an Unproductive Director,” *Director’s Handbook: A Field Guide to 101 Situations Commonly Encountered in the Boardroom*, American Bar Association (2017)
- “The Seven Deadly Sins of a Unicorn,” *Crain’s Cleveland Business* (January 2017)
- *Resident-Owned Community Guide for Florida Cooperatives*, Pineapple Press, Inc. (August 2014)
- “Legislative Enactments,” *Journal of Agricultural Engineering*, Florida Engineering Society (July 2014)
- “Members of the Legislature,” *ActionLine*, a Publication of the Florida Bar Real Property, Probate, and Trust Law Section (Fall 2013, Fall 2014)

### MEDIA

- *Build an A Team*, Harvard Business Review Press (2018)

### Honors

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- Commercial Real Estate Women (CREW) Network, Cleveland Chapter
  - » Member-to-Member Business Award (2020)
- Best Lawyers®: Ones to Watch (2021, 2022)
- “Florida Legal Elite Up & Comers” (July 2014)
- “Business Neighbor of the Year,” Council of Neighborhood Associations (2013)

### **In the Community**

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- Greater Cleveland Habitat for Humanity, Board Member (2018-present)
  - » Vice Chair, Treasurer (2021)
  - » Finance Committee, Chair (2020-2021)
  - » Executive Committee (2020-2021)
- CREW, Commercial Real Estate Women Network, Cleveland Chapter
- Blockland Cleveland, Legal and Places Committees
- The Cleveland Professional 20/30 Group
- American Bar Association, Business Law Section, Corporate Governance Committee
- The Florida Bar